

Summary of Whitley County 2016 Annual Adjustment Methodology

Method

The sales comparison method was used to adjust the assessments in Whitley County for 2016. The assessments were derived using the Real Property Assessment Guidelines for 2012-Version A. The sales used for the 2016 annual adjustments were from 1/1/2014 to 12/31/2015. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Industrial Properties

Sales from 2014, 2015, for improved industrial properties. Only two valid improved industrial sales occurred in Whitley County during that period. An insufficient number of sales were found to conduct a ratio study on improved industrial parcels

Commercial Properties

Sales for 2014, 2015 were included for improved commercial properties. Data was combined from eleven commercial property sales to evaluate those areas where there were insufficient sales. Due to the lack of sales we ran a county wide ratio study, since there were an insufficient number of sales per township

Commercial and Industrial Land

We used sales from 2014, 2015, and no sales were found to conduct a ratio study on commercial and industrial vacant land.

Residential Properties

VACANT: Sales from 2014 and 2015 for unimproved residential properties. Due to the lack of sales we ran a county wide ratio study since there were an insufficient number of sales per township.

IMPROVED: Sales from 2014, 2015 provided a dataset sufficient to analyze all improved residential properties by township.

Conclusion

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to validity of the sale. Please feel free to contact me for any further assistance while reviewing Whitley County's 2016 Ratio Study.

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